

FOR SALE

Vacant Terraced Warehouse/ Industrial Unit



**Industrial Unit, Hodfar Road, Sandy Lane
Industrial Estate, Stourport-On-Severn DY13**

Description

A freehold warehouse/industrial unit incorporating main warehouse plus 5 individual, self-contained, store rooms. We have been advised the units produce 650pcm.

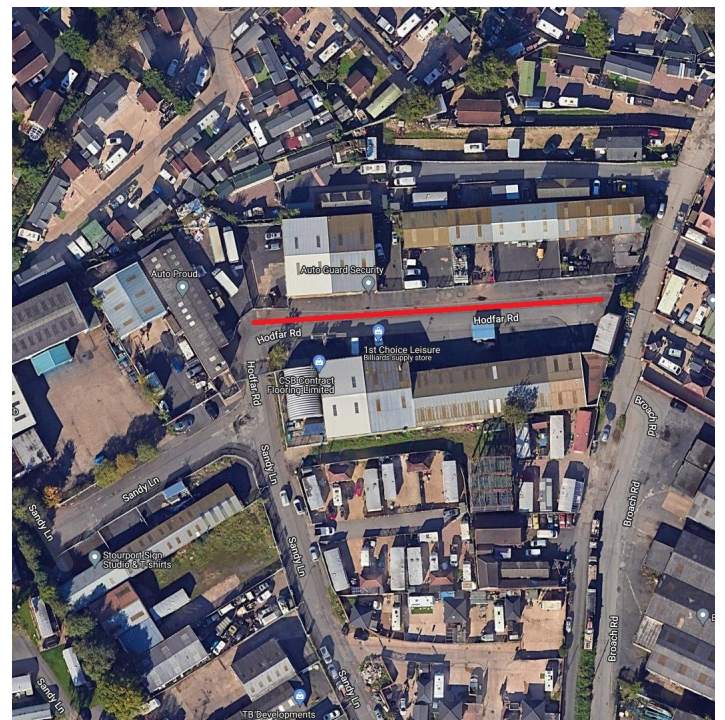
The First-floor mezzanine comprises of four office rooms and storage area. The premises also benefit from an inspection pit, kitchen and toilet facilities.

Ground Floor
GIA 1,771.90 sq. ft (164.7 sq. m).
Shop Front Electric roller shutter door with a height of 5.25m Reception, storage area and kitchenette.
6 Individual self-contained units.

First Floor Mezzanine
NIA 7,63.02 sq. ft. (70.9) sq. m.)
Four office suites and storage room. Open landing area and w.c.

Property Summary

- ◆ Ideal for for Owner Occupier
- ◆ Prominently Located on the Ever Popular Sandy Lane Industrial Estate
- ◆ Approx. Ground Floor GIA of 1,771.9 sq. ft. (164.7 sq. m)
- ◆ Approx. 1st Floor Mezzanine NIA of 763 sq. ft. (70.9 sq. m)
- ◆ Forecourt parking & Gated Entrance to Hodfar Road
- ◆ Freehold. Vacant Possession upon completion.
- ◆ Trade Counter/Warehouse Unit
- ◆ Potential Rental Income £17,000 pa
- ◆ Convenient Access to Junction 6 of the M5 Motorway



Talk to our team on 0161 830 8833

Further Information

Location

The property occupies a prominent position in a terrace of similar units in an established industrial estate on the outskirts of Stourport-on-Severn towards the Worcester side, with convenient access to the A449 and junction six of the M5 motorway. The unit is situated within a secure gated development off Hodfar Road.

Tenure

Freehold. Vacant Possession upon completion.

Services

All mains services available to the property. Electricity, gas, water and drainage.

AML

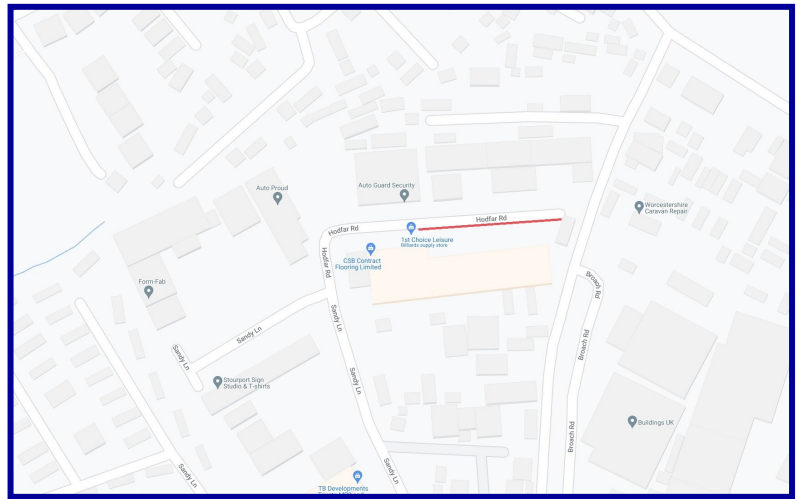
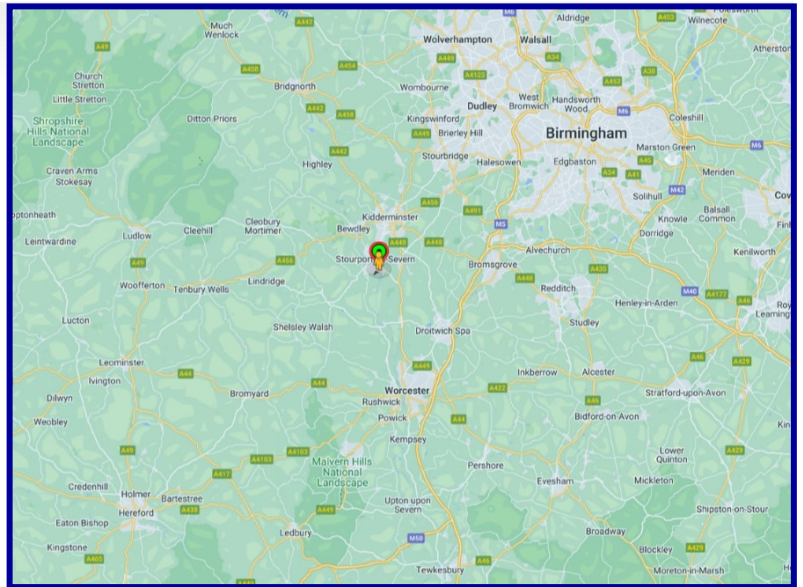
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Rateable Value:

We have checked the VOA website and found that the premises rates are assessed at £13,250.

VAT

If applicable it will be at the prevailing rate.



Viewing

Contact Sole Agents Portfolio Properties
Tel: 0161 830 8833 Email: info@portfoliouk.com

Price

We are seeking offers in excess of **£150,000**

Misrepresentation Act

Portfolio Properties for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a) the information provided does not form any part of an offer or contract, either in whole or in part; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c) no one employed by Portfolio Properties can provide any representation or warranty regarding the property; d) any images may be digitally rendered, while photographs showcase only certain parts of the property as they appeared at the time they were taken. For properties located in Scotland: e) this correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



Prospect House | Featherstall Road South | Oldham
Greater Manchester | OL9 6HT
0161 830 8833 | info@portfoliouk.com
www.portfoliouk.com